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## Planning & Zoning Commission Meeting Minutes

November 4th, 2021 at 6:00pm

City Hall

Chairman Neal called the special meeting of the Planning & Zoning Commission to order at 6:00pm.

### Members Present:

- Alderman Sagaser
- Commissioner Little
- Commissioner Kurtz
- Commissioner Evans
- Chairman Neal
- Commissioner Rice
- Secretary Meadows

### Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Donald Brown, City Attorney
- Dan Wohnoutka

**Approval of Agenda:** After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Secretary Meadows seconded. The agenda was approved.

### New Business:

- **Public Hearing FP-21-02 Final Plat Application – Springview Estates 1<sup>st</sup> Addition:** At 6:02pm, Chairman Neal called the public hearing to order. Dan Wohnoutka, application, approached the Commission. Dan asked the Commission for an exception on sidewalks. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:03pm.
- **Discussion & Recommendation – FP-21-02:** Chairman Neal started the discussion by asking Kyle Lee to address the Commission. Kyle stated that the engineering had been done previously and is on file. Kyle confirmed that Dan made the improvements that were necessary or will have a performance bond for additional improvements such as sidewalks. Secretary Meadows made a motion to recommend approval of the final plat with sidewalks to the Board of Aldermen for FP-21-02. Commissioner Little seconded. The motion passed.



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### Old Business:

- **Discussion – Short Term Rentals:** Kyle Lee approached the Commission. The Commission was presented with a draft overview of short-term rental regulations at the September meeting. Currently the zoning district ordinances does not specifically address short-term rentals and staff feels it is necessary at this time. The Commission went over the draft and suggested changes to the proposed regulations. Staff will proceed with edits and present it to the Commission.
- **Discussion – Average Lot Width:** Kyle Lee approached the Commission. The Commission agreed that the intent was street frontage. Commissioner Kurtz suggested changing the wording to minimum street frontage except for cul-de-sacs. Kyle agreed that cul-de-sacs should be addressed separately.
- There were no citizen comments.

Secretary Meadows made a motion to adjourn the meeting. Alderman Sagaser seconded the motion. Chairman Neal adjourned the meeting at 6:53pm.